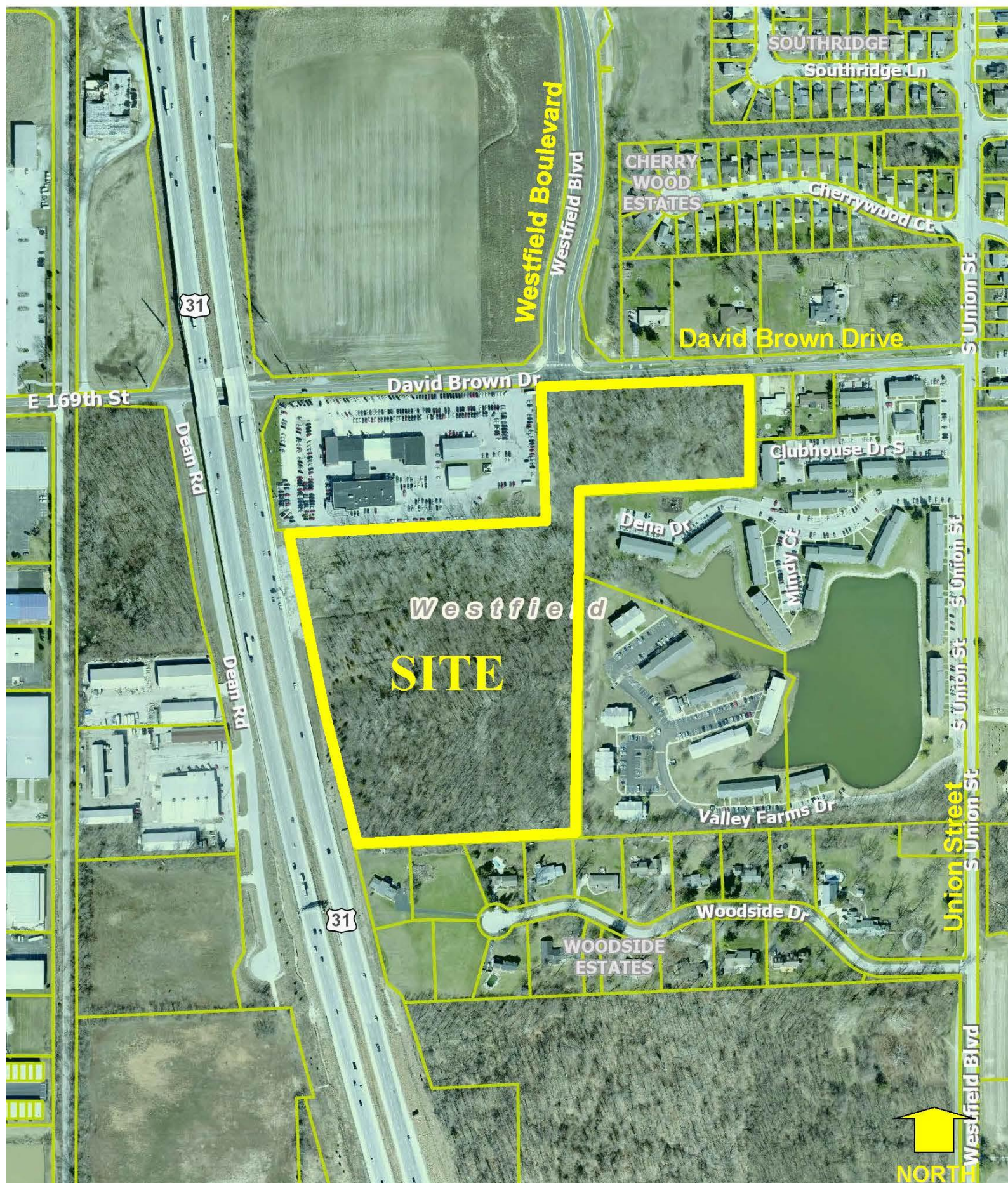


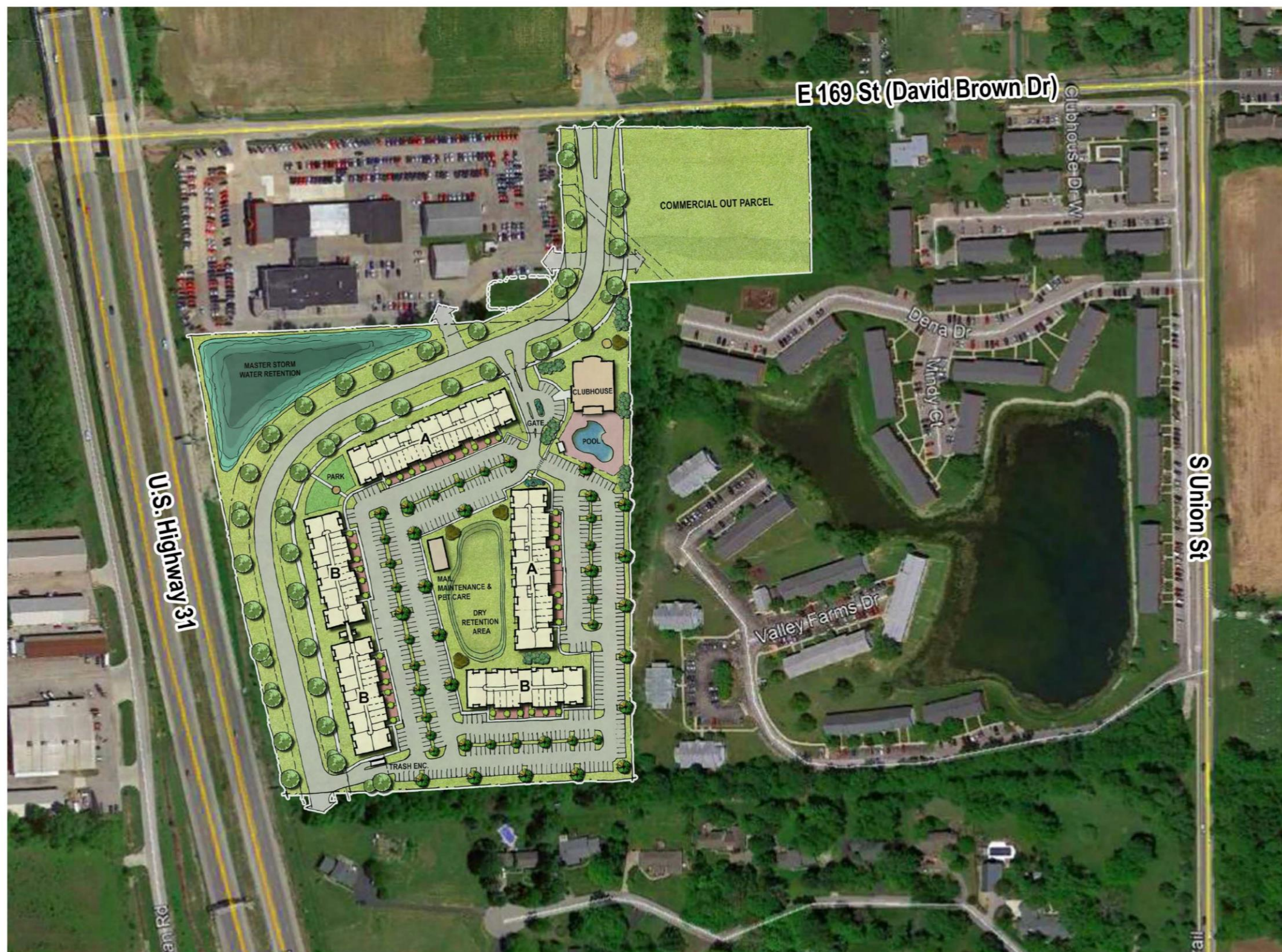
Bel Canto PUD Site Location Map

- 23 acre site adjacent to US 31
- Adjacent to David Brown Drive
- Hamilton Square and Valley Farms apartment communities to the east.
- Woodside Estates to the south
- Adjacent to Tom Roush Automobile Dealership



Bel Canto PUD

Concept Plan Context



Bel Canto PUD Concept Plan

- **Westfield Boulevard Extension**
- **Multi-family area**
- **Commercial Out Parcel**
- **Building orientation frames streets**
- **Significant building setback to south**
- **Smaller clubhouse building located further from US 31 frontage**
- **Open Space and amenities provided throughout site**





PERSPECTIVE VIEW
N.T.S



CONCEPT ELEVATION
N.T.S

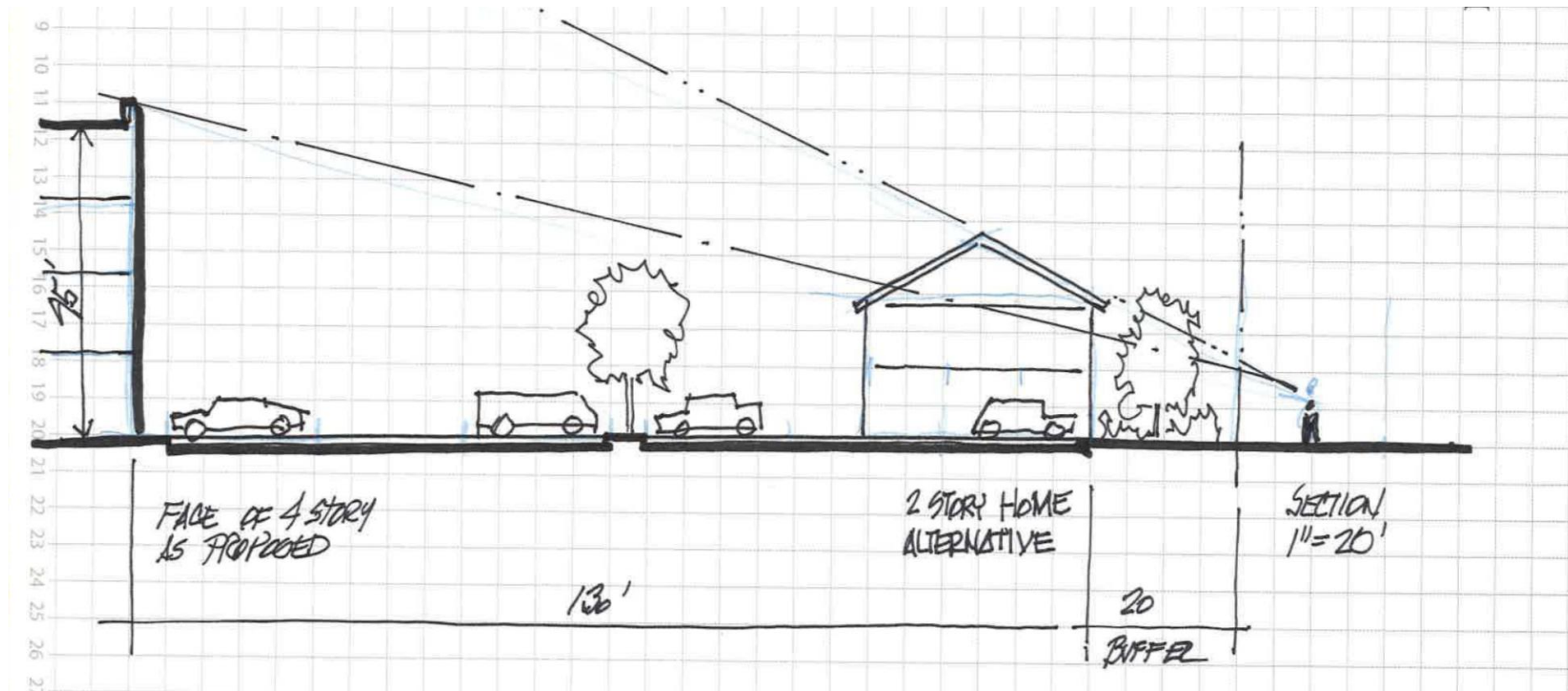




Bel Canto PUD

Buffers and Site Lines

- Approximately 150' setback to Woodside Estates Homes not impacted by Westfield Drive Extension
- Taller buildings line US 31 Corridor and interior to site



Bel Canto PUD Amenity Examples



Bel Canto PUD

Concept Plan Context



Bel Canto PUD – Benefits of Proposal

- **2% Assessed Value For Multi-Family use and 3% Assessed Value for the Commercial use.**
- **This proposal would be an Approximately \$60 Million Dollar Investment by Bel Canto in the Westfield Community.**
- **The proposed use is consistent and compatible with the uses that surround the Real Estate and the Site Plan provides for appropriate and thoughtful buffers and transitions between uses.**
- **Achieves an Objective of the Throughfare Plan by Providing an Extension of the North/South Road Through the Site and Allowing for Possible future Connection further to the South.**
- **Corporate Appearing Multi-Family Architecture, Not more of the same Residentially Appearing Multi-Family Architecture .**
- **Should Attract a Demographic that Should be Beneficial to Businesses that currently exist in Westfield and for Businesses desiring to relocate to Westfield.**
- **Bel Canto believes this is the type of proposal, if approved, that could greatly assist in attracting new corporate businesses to the US 31 Corridor of Westfield and that could provide a quality work force.**